

September 18, 2007 CPC



## SUBSTANTIAL ACCORD REVIEW

08PD0134

New Cingular Wireless PCS, LLC

Matoaca Magisterial Districts  
North line of Spring Run Road

REQUEST: Substantial accord review for a proposed public facility (communications tower).

### PROPOSED LAND USE:

A communications tower, incorporated into an existing electrical transmission structure, and associated improvements are planned.

### RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposal conforms to the Public Facilities Plan and Tower Siting Policy. Incorporation of the communications facilities into an existing electrical transmission tower eliminates the need for an additional freestanding structure in the area, thereby minimizing tower proliferation.
- B. The Ordinance minimizes the possibility of any adverse impact on the County Communications System or the County Airport.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER(S) MAY PROFFER CONDITIONS.)

### GENERAL INFORMATION

#### Location:

North line of Spring Run Road, west of Raven Wing Drive. Tax IDs 737-663-Part of 8598 and 738-664-Part of 1115.

Existing Zoning:

A

Size:

0.2 acres

Existing Land Use:

Single-family residential

Adjacent Zoning and Land Use:

North, East and West - A; Single-family residential

South – R-25; Single-family residential

UTILITIES; PUBLIC FACILITIES; AND TRANSPORTATION

The proposed use will have no impact on these facilities.

ENVIRONMENTAL

If more than 2500 square feet of land is disturbed, a land disturbance permit must be obtained from the Department of Environmental Engineering.

COUNTY COMMUNICATIONS

The Zoning Ordinance requires that any structure over eighty (80) feet in height be reviewed by the County's Public Safety Review Team for potential detrimental impacts the structure could have on the County's Radio Communications System microwave paths. This determination must be made prior to construction of the communications tower.

COUNTY AIRPORT

A preliminary review of this proposal indicates that, given the approximate location and elevation of the proposed installation, there will be no adverse affect on the County Airport.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Southern and Western Area Plan which suggests properties is appropriate for residential use of 1-5 acre lots; suited to R-88 zoning.

The Public Facilities Plan, an element of the Comprehensive Plan, suggests that energy and communications uses should be co-located, whenever feasible, to minimize impacts on existing and future areas of development.

Area Development Trends:

The property is occupied by a Virginia Power high-tension transmission line. Area property is characterized by single-family residential uses on acreage parcels. Residential development is expected to continue in this area for the foreseeable future, in accordance with the Plan.

Development Standards:

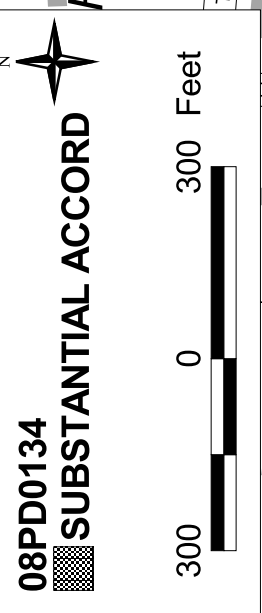
The Zoning Ordinance allows communications towers in an Agricultural(A) District provided that antennae are co-located on electric transmission structures; are flush-mount; are restricted to a maximum height of twenty (20) feet above the height of the transmission structure; and are gray or other neutral color.

CONCLUSION

The proposed communications tower satisfies the criteria of location, character and extent as specified in the Code of Virginia. Specifically, the Public Facilities Plan suggests that communications towers should be located to minimize the impact on existing or planned areas of development and that energy and communications facilities should co-locate whenever feasible. The communications tower will be incorporated into an existing permitted electrical transmission structure. The addition of the communications facilities into the structure of the existing transmission tower does not generate a visual impact that is significantly greater than the visual impact of the existing electrical transmission tower. This co-location will eliminate the need for additional freestanding towers in the area, thereby minimizing tower proliferation. In addition, the Ordinance minimizes the possibility of any adverse impact on the County Communications System or the County Airport.

Given these considerations, staff recommends the Commission find the proposal consistent with the adopted Comprehensive Plan.

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